

CITY OF WELLSBURG, IOWA

HSB 328 & SSB 1227

Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.33830	\$212,189	\$0	\$212,189	
2026-27	\$5.33040	\$216,432	\$1,611	\$218,043	2.8%
2027-28	\$5.37008	\$219,166	\$1,623	\$220,789	1.3%
2028-29	\$5.20328	\$225,205	\$1,573	\$226,778	2.7%
2029-30	\$5.23961	\$228,083	\$1,584	\$229,666	1.3%
2030-31	\$5.07499	\$234,259	\$1,534	\$235,793	2.7%
2031-32	\$5.10822	\$237,066	\$1,544	\$238,609	1.2%
2032-33	\$4.95050	\$243,382	\$1,496	\$244,878	2.6%
2033-34	\$4.98093	\$246,119	\$1,505	\$247,624	1.1%
2034-35	\$4.82963	\$252,576	\$1,460	\$254,036	2.6%
2035-36	\$4.85869	\$255,306	\$1,468	\$256,775	1.1%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$53,864,669	\$25,447,456	\$0	\$25,447,456
2026-27	\$45,412,074	\$40,905,615	\$0	\$40,905,615
2027-28	\$45,621,168	\$41,114,709	\$0	\$41,114,709
2028-29	\$48,090,055	\$43,583,596	\$0	\$43,583,596
2029-30	\$48,339,150	\$43,832,691	\$0	\$43,832,691
2030-31	\$50,968,254	\$46,461,795	\$0	\$46,461,795
2031-32	\$51,217,348	\$46,710,889	\$0	\$46,710,889
2032-33	\$53,971,772	\$49,465,313	\$0	\$49,465,313
2033-34	\$54,220,867	\$49,714,408	\$0	\$49,714,408
2034-35	\$57,105,932	\$52,599,473	\$0	\$52,599,473
2035-36	\$57,355,026	\$52,848,567	\$0	\$52,848,567

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	75.44%	-3.03%	72.41%	23.19%	2.41%	1.99%
2026-27	108.43%	-34.88%	73.55%	22.66%	2.30%	1.24%
2027-28	108.46%	-34.93%	73.53%	22.70%	2.28%	1.23%
2028-29	106.96%	-33.16%	73.80%	22.63%	2.18%	1.16%
2029-30	106.90%	-33.09%	73.81%	22.65%	2.16%	1.16%
2030-31	105.40%	-31.32%	74.08%	22.57%	2.06%	1.09%
2031-32	105.35%	-31.27%	74.08%	22.58%	2.05%	1.08%
2032-33	103.94%	-29.62%	74.32%	22.52%	1.96%	1.02%
2033-34	103.90%	-29.58%	74.32%	22.53%	1.95%	1.02%
2034-35	102.59%	-28.05%	74.54%	22.48%	1.86%	0.96%
2035-36	102.56%	-28.02%	74.54%	22.50%	1.85%	0.96%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WELLSBURG, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$25,447,456	\$8.33830	\$212,189
2026-27	\$40,905,615	\$5.33040	\$218,043
2027-28	\$41,114,709	\$5.37008	\$220,789
2028-29	\$43,583,596	\$5.20328	\$226,778
2029-30	\$43,832,691	\$5.23961	\$229,666
2030-31	\$46,461,795	\$5.07499	\$235,793
2031-32	\$46,710,889	\$5.10822	\$238,609
2032-33	\$49,465,313	\$4.95050	\$244,878
2033-34	\$49,714,408	\$4.98093	\$247,624
2034-35	\$52,599,473	\$4.82963	\$254,036
2035-36	\$52,848,567	\$4.85869	\$256,775

CITY OF WELLSBURG, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$25,447,456	\$8.33830	\$212,189
2026-27	\$26,266,525	\$8.25574	\$216,850
2027-28	\$26,834,071	\$8.25574	\$221,535
2028-29	\$27,918,997	\$8.10000	\$226,144
2029-30	\$28,514,193	\$8.10000	\$230,965
2030-31	\$29,659,163	\$8.10000	\$240,239
2031-32	\$30,283,393	\$8.10000	\$245,295
2032-33	\$31,491,500	\$8.10000	\$255,081
2033-34	\$32,146,370	\$8.10000	\$260,386
2034-35	\$33,420,918	\$8.10000	\$270,709
2035-36	\$34,107,964	\$8.10000	\$276,275

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$14,639,090	(\$2.92534)	\$1,194
2027-28	\$14,280,638	(\$2.88566)	-\$746
2028-29	\$15,664,599	(\$2.89672)	\$634
2029-30	\$15,318,498	(\$2.86039)	-\$1,299
2030-31	\$16,802,631	(\$3.02501)	-\$4,446
2031-32	\$16,427,496	(\$2.99178)	-\$6,686
2032-33	\$17,973,814	(\$3.14950)	-\$10,203
2033-34	\$17,568,038	(\$3.11907)	-\$12,762
2034-35	\$19,178,555	(\$3.27037)	-\$16,673
2035-36	\$18,740,604	(\$3.24131)	-\$19,500

CITY OF WELLSBURG, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$198	\$313	\$50,000	\$51,515	\$198	\$261	\$50,000	\$58,947	\$179	\$45	\$153	\$45	\$198	\$299
\$100,000	\$123,480	\$395	\$627	\$100,000	\$103,030	\$395	\$523	\$100,000	\$117,894	\$376	\$345	\$351	\$345	\$395	\$598
\$150,000	\$185,220	\$593	\$940	\$150,000	\$154,545	\$593	\$784	\$150,000	\$176,842	\$574	\$644	\$548	\$644	\$593	\$897
\$200,000	\$246,960	\$968	\$1,253	\$200,000	\$206,060	\$968	\$1,046	\$200,000	\$235,789	\$772	\$943	\$746	\$943	\$791	\$1,197
\$250,000	\$308,700	\$1,344	\$1,567	\$250,000	\$257,575	\$1,344	\$1,307	\$250,000	\$294,736	\$970	\$1,242	\$944	\$1,242	\$989	\$1,496
\$300,000	\$370,440	\$1,719	\$1,880	\$300,000	\$309,090	\$1,719	\$1,569	\$300,000	\$353,683	\$1,167	\$1,541	\$1,142	\$1,541	\$1,186	\$1,795
\$400,000	\$493,920	\$2,469	\$2,507	\$400,000	\$412,120	\$2,469	\$2,092	\$400,000	\$471,578	\$1,563	\$2,140	\$1,537	\$2,140	\$1,582	\$2,393
\$500,000	\$617,400	\$3,220	\$3,133	\$500,000	\$515,151	\$3,220	\$2,614	\$500,000	\$589,472	\$1,958	\$2,738	\$1,933	\$2,738	\$1,977	\$2,992
\$600,000	\$740,880	\$3,970	\$3,760	\$600,000	\$618,181	\$3,970	\$3,137	\$600,000	\$707,366	\$2,354	\$3,336	\$2,328	\$3,336	\$2,373	\$3,590
\$700,000	\$864,360	\$4,721	\$4,387	\$700,000	\$721,211	\$4,721	\$3,660	\$700,000	\$825,261	\$2,749	\$3,934	\$2,724	\$3,934	\$2,768	\$4,188
\$800,000	\$987,840	\$5,471	\$5,013	\$800,000	\$824,241	\$5,471	\$4,183	\$800,000	\$943,155	\$3,145	\$4,533	\$3,119	\$4,533	\$3,164	\$4,787
\$900,000	\$1,111,320	\$6,222	\$5,640	\$900,000	\$927,271	\$6,222	\$4,706	\$900,000	\$1,061,050	\$3,540	\$5,131	\$3,515	\$5,131	\$3,559	\$5,385
\$1,000,000	\$1,234,800	\$6,972	\$6,267	\$1,000,000	\$1,030,301	\$6,972	\$5,229	\$1,000,000	\$1,178,944	\$3,936	\$5,729	\$3,910	\$5,729	\$3,955	\$5,983
\$2,000,000	\$2,469,600	\$14,477	\$12,533	\$2,000,000	\$2,060,602	\$14,477	\$10,458	\$2,000,000	\$2,357,888	\$7,891	\$11,713	\$7,865	\$11,713	\$7,910	\$11,966
\$3,000,000	\$3,704,400	\$21,981	\$18,800	\$3,000,000	\$3,090,903	\$21,981	\$15,686	\$3,000,000	\$3,536,832	\$11,846	\$17,696	\$11,820	\$17,696	\$11,865	\$17,949
\$4,000,000	\$4,939,200	\$29,485	\$25,066	\$4,000,000	\$4,121,204	\$29,485	\$20,915	\$4,000,000	\$4,715,776	\$15,801	\$23,679	\$15,775	\$23,679	\$15,820	\$23,933
\$5,000,000	\$6,174,000	\$36,990	\$31,333	\$5,000,000	\$5,151,505	\$36,990	\$26,144	\$5,000,000	\$5,894,720	\$19,756	\$29,662	\$19,730	\$29,662	\$19,775	\$29,916
\$6,000,000	\$7,408,800	\$44,494	\$37,600	\$6,000,000	\$6,181,806	\$44,494	\$31,373	\$6,000,000	\$7,073,664	\$23,711	\$35,645	\$23,685	\$35,645	\$23,730	\$35,899
\$7,000,000	\$8,643,600	\$51,999	\$43,866	\$7,000,000	\$7,212,107	\$51,999	\$36,601	\$7,000,000	\$8,252,608	\$27,666	\$41,628	\$27,640	\$41,628	\$27,685	\$41,882
\$8,000,000	\$9,878,400	\$59,503	\$50,133	\$8,000,000	\$8,242,408	\$59,503	\$41,830	\$8,000,000	\$9,431,552	\$31,621	\$47,611	\$31,595	\$47,611	\$31,640	\$47,865
\$9,000,000	\$11,113,200	\$67,008	\$56,399	\$9,000,000	\$9,272,709	\$67,008	\$47,059	\$9,000,000	\$10,610,496	\$35,576	\$53,594	\$35,550	\$53,594	\$35,595	\$53,848
\$10,000,000	\$12,348,000	\$74,512	\$62,666	\$10,000,000	\$10,303,010	\$74,512	\$52,288	\$10,000,000	\$11,789,440	\$39,531	\$59,578	\$39,505	\$59,578	\$39,550	\$59,831
\$15,000,000	\$18,522,000	\$112,035	\$93,999	\$15,000,000	\$15,454,515	\$112,035	\$78,432	\$15,000,000	\$17,684,160	\$59,306	\$89,493	\$59,280	\$89,493	\$59,325	\$89,747
\$20,000,000	\$24,696,000	\$149,557	\$125,332	\$20,000,000	\$20,606,020	\$149,557	\$104,575	\$20,000,000	\$23,578,880	\$79,081	\$119,409	\$79,055	\$119,409	\$79,100	\$119,663
\$25,000,000	\$30,870,000	\$187,079	\$156,665	\$25,000,000	\$25,757,525	\$187,079	\$130,719	\$25,000,000	\$29,473,600	\$98,856	\$149,324	\$98,830	\$149,324	\$98,875	\$149,578
\$30,000,000	\$37,044,000	\$224,602	\$187,998	\$30,000,000	\$30,909,030	\$224,602	\$156,863	\$30,000,000	\$35,368,320	\$118,630	\$179,240	\$118,605	\$179,240	\$118,650	\$179,494
\$35,000,000	\$43,218,000	\$262,124	\$219,331	\$35,000,000	\$36,060,535	\$262,124	\$183,007	\$35,000,000	\$41,263,040	\$138,405	\$209,156	\$138,380	\$209,156	\$138,425	\$209,410
\$40,000,000	\$49,392,000	\$299,646	\$250,664	\$40,000,000	\$41,212,040	\$299,646	\$209,151	\$40,000,000	\$47,157,760	\$158,180	\$239,071	\$158,155	\$239,071	\$158,200	\$239,325
\$45,000,000	\$55,566,000	\$337,169	\$281,997	\$45,000,000	\$46,363,545	\$337,169	\$235,295	\$45,000,000	\$53,052,480	\$177,955	\$268,987	\$177,930	\$268,987	\$177,975	\$269,241
\$50,000,000	\$61,740,000	\$374,691	\$313,330	\$50,000,000	\$51,515,050	\$374,691	\$261,438	\$50,000,000	\$58,947,200	\$197,730	\$298,903	\$197,705	\$298,903	\$197,749	\$299,156

CITY OF WELLSBURG, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$116	58.45%	\$64	32.21%	(\$133)	(74.57%)	(\$107)	(70.30%)	\$101	51.28%
\$100,000	\$231	58.45%	\$127	32.21%	(\$32)	(8.44%)	(\$6)	(1.72%)	\$203	51.28%
\$150,000	\$347	58.45%	\$191	32.21%	\$70	12.13%	\$95	17.39%	\$304	51.28%
\$200,000	\$285	29.41%	\$77	7.98%	\$171	22.16%	\$197	26.37%	\$406	51.28%
\$250,000	\$223	16.59%	(\$37)	(2.72%)	\$272	28.10%	\$298	31.59%	\$507	51.28%
\$300,000	\$161	9.37%	(\$150)	(8.74%)	\$374	32.03%	\$400	35.00%	\$608	51.28%
\$400,000	\$37	1.51%	(\$378)	(15.30%)	\$577	36.90%	\$602	39.19%	\$811	51.28%
\$500,000	(\$87)	(2.69%)	(\$605)	(18.80%)	\$780	39.80%	\$805	41.66%	\$1,014	51.28%
\$600,000	(\$210)	(5.30%)	(\$833)	(20.98%)	\$982	41.73%	\$1,008	43.30%	\$1,217	51.28%
\$700,000	(\$334)	(7.08%)	(\$1,061)	(22.47%)	\$1,185	43.11%	\$1,211	44.46%	\$1,420	51.28%
\$800,000	(\$458)	(8.37%)	(\$1,288)	(23.54%)	\$1,388	44.13%	\$1,414	45.32%	\$1,623	51.28%
\$900,000	(\$582)	(9.35%)	(\$1,516)	(24.36%)	\$1,591	44.93%	\$1,616	45.99%	\$1,825	51.28%
\$1,000,000	(\$705)	(10.12%)	(\$1,743)	(25.00%)	\$1,794	45.57%	\$1,819	46.53%	\$2,028	51.28%
\$2,000,000	(\$1,943)	(13.42%)	(\$4,019)	(27.76%)	\$3,822	48.43%	\$3,847	48.92%	\$4,056	51.28%
\$3,000,000	(\$3,181)	(14.47%)	(\$6,295)	(28.64%)	\$5,850	49.38%	\$5,876	49.71%	\$6,084	51.28%
\$4,000,000	(\$4,419)	(14.99%)	(\$8,570)	(29.07%)	\$7,878	49.86%	\$7,904	50.10%	\$8,113	51.28%
\$5,000,000	(\$5,657)	(15.29%)	(\$10,846)	(29.32%)	\$9,906	50.14%	\$9,932	50.34%	\$10,141	51.28%
\$6,000,000	(\$6,895)	(15.50%)	(\$13,122)	(29.49%)	\$11,934	50.33%	\$11,960	50.50%	\$12,169	51.28%
\$7,000,000	(\$8,133)	(15.64%)	(\$15,397)	(29.61%)	\$13,962	50.47%	\$13,988	50.61%	\$14,197	51.28%
\$8,000,000	(\$9,371)	(15.75%)	(\$17,673)	(29.70%)	\$15,991	50.57%	\$16,016	50.69%	\$16,225	51.28%
\$9,000,000	(\$10,608)	(15.83%)	(\$19,949)	(29.77%)	\$18,019	50.65%	\$18,044	50.76%	\$18,253	51.28%
\$10,000,000	(\$11,846)	(15.90%)	(\$22,225)	(29.83%)	\$20,047	50.71%	\$20,073	50.81%	\$20,281	51.28%
\$15,000,000	(\$18,036)	(16.10%)	(\$33,603)	(29.99%)	\$30,188	50.90%	\$30,213	50.97%	\$30,422	51.28%
\$20,000,000	(\$24,225)	(16.20%)	(\$44,982)	(30.08%)	\$40,328	51.00%	\$40,354	51.05%	\$40,563	51.28%
\$25,000,000	(\$30,414)	(16.26%)	(\$56,360)	(30.13%)	\$50,469	51.05%	\$50,495	51.09%	\$50,703	51.28%
\$30,000,000	(\$36,604)	(16.30%)	(\$67,739)	(30.16%)	\$60,610	51.09%	\$60,635	51.12%	\$60,844	51.28%
\$35,000,000	(\$42,793)	(16.33%)	(\$79,117)	(30.18%)	\$70,750	51.12%	\$70,776	51.15%	\$70,985	51.28%
\$40,000,000	(\$48,982)	(16.35%)	(\$90,496)	(30.20%)	\$80,891	51.14%	\$80,917	51.16%	\$81,126	51.28%
\$45,000,000	(\$55,172)	(16.36%)	(\$101,874)	(30.21%)	\$91,032	51.15%	\$91,057	51.18%	\$91,266	51.28%
\$50,000,000	(\$61,361)	(16.38%)	(\$113,253)	(30.23%)	\$101,172	51.17%	\$101,198	51.19%	\$101,407	51.28%